



CITY OF NEWTON, MASSACHUSETTS

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David B. Cohen
Mayor

ZONING BOARD OF APPEALS

Sherri Lougee, Board Secretary

A hearing will be held with the Newton Zoning Board of Appeals in the Aldermanic Chambers, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, Massachusetts, Thursday, 26th February 2009 at 6:30 PM on the following petitions:

- #3-09** from Yanping Sun, 87 Woodward Street, Newton, MA, requesting a variance of 3.0 feet from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a covered front entrance, resulting in a front yard setback of 22.0 feet. **(Required front yard setback for old lots created before December 7, 1953 is 25 feet.)** The property is located in a Single Residence 2 district.
- #4-09** from Moshe and Marcy Gerstenhaber, 35 Cabot Street, Newton, MA, requesting a variance of 1.6 feet from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a sunroom and deck, resulting in a side yard setback of 5.90 feet. **(Required side yard setback for old lots created before December 7, 1953 is 7.5 feet.)** The property is located in a Single Residence 2 district.
- #5-09** from Laurel Farnsworth, 73 Perkins Street, Newton, MA, requesting a variance of 7.2 feet from the rear yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct an open deck and a two story addition with roof deck at 63 Perkins Street, resulting in a rear yard setback of 7.8 feet. **(Required rear yard setback for old lots created before December 7, 1953 is 15 feet.)** In addition, petitioners are requesting a 2.4 foot variance from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct the same two story addition and decks at 63 Perkins Street, resulting in a side yard setback of 5.1 feet. **(Required side yard setback for old lots created before December 7, 1953 is 7.5 feet.)** Lastly, petitioners are requesting a 4.2% variance from the lot coverage requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct the same two-story addition and decks at 63 Perkins Street, resulting in lot coverage of 34.2%. **(Maximum lot coverage for old lots created before December 7, 1953 is 30%).** The property is located in a Single Residence 2 district.

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**Sherri Lougee
Board Secretary**